

AMENDMENTS TO THE GALLATIN COUNTY SUBDIVISION REGULATION REGARDING COUNTY ATTORNEY FINAL PLAT REVIEW OF TITLE ABSTRACT AND COVENANTS

As requested by the Gallatin County Attorney's Office, on January 26, 2010, the Gallatin County Commission adopted Resolution of Intention No. 2010-012, attached, directing the Planning Department to prepare amendments to the Gallatin County Subdivision Regulations, regarding County Attorney final plat review of Certificate of Licensed Title Abstractor and Covenants, as addressed under Sections 3.R., 3.S.2.g., 4.R. and 4.S.2.g.

1. Deletions to the text are shown as ~~strikeout~~, while additions to the text are shown as underline.

SECTION 3: REVIEW AND APPROVAL PROCEDURES FOR MAJOR SUBDIVISIONS

R. Review of Abstract and Covenants. The certificate of a licensed title abstractor; and a copy of the County required final plat approval covenants, ~~and evidence that the conditions of preliminary plat approval have been satisfied~~ shall be submitted to the county attorney's office for their review ~~and approval~~ at least 30 working days prior to submitting an application for final plat approval.

S. Final Plat Review. The planning department will examine the final plat contents and required final plat application materials and recommend approval only when it conforms to the conditions set forth in the preliminary plat approval, and the terms of the Montana Subdivision and Platting Act and these Regulations.

2. Review by the Planning Department: The planning department shall review the final plat to ascertain that all conditions and requirements for final plat approval have been met. The planning department will not accept, begin processing, nor schedule any actions on a final plat submittal until a complete application and fee have been received. Final plat applications will not be considered complete by the planning department until all conditions of preliminary plat approval have been satisfied, including but not limited to the following:

- g. Documents ~~requiring approval of~~ made available for review and comment by the County Attorney's Office, including but not limited to the following:

- iii. ~~Restrictive and Protective~~ County required final plat approval covenants encumbering the real property contained within the subdivision.

SECTION 4: REVIEW AND APPROVAL PROCEDURES FOR MINOR SUBDIVISIONS

R. Review of Abstract and Covenants. The certificate of a licensed title abstractor, and a copy of the County required final plat approval covenants, ~~and evidence that the conditions of preliminary plat approval have been satisfied~~ shall be submitted to the county attorney's office for their review ~~and approval~~ at least 30 working days prior to submitting an application for final plat approval.

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